

TRANSFER
TAX
PAID

Doc # 2004009325
Book 7689 Page 0086

37-197

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that GARY LANGUET AND DEBRA LANGUET, husband and wife, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by PAUL J. MORIN, of Augusta, County of Kennebec and State of Maine the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Paul J. Morin, his heirs and assigns forever, a certain lot or parcel of land northerly of Merryfield Avenue, situated in the City of Waterville, County of Kennebec and State of Maine bounded and described as follows:

Two (2) lots of land located on Merryfield Avenue in said Waterville known as Lot #321 and Lot #322 on a plan of lots of Cool Street Heights Annex made by Ernest W. Branch, Surveyor for the A.F. Hutchinson Land Company, Inc. dated July 5, 1923 and recorded in the Kennebec County Registry of Deeds in Plan Book 8, Page 72.

MEANING AND INTENDING to convey the same premises as conveyed to Gary Languet and Debra Languet by Warranty Deed of Margaret A. Languet and Gerald J. Languet dated September 18, 2000, and recorded in the Kennebec County Registry of Deeds Book 6301, Page 275.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Paul J. Morin, his heirs and assigns, to them and their use and behoof forever.

AND we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey to the said Grantee to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Paul J. Morin, his heirs and assigns forever, against the lawful claims and demands of all persons.

2 Paul J. Morin
74 Green St.
Augusta Me. 04330

IN WITNESS WHEREOF, we, the said Gary Languet and Debra Languet have
hereunto set our hands and seals this 3rd day of April, 2004.

39-197

Signed, Sealed and Delivered
in presence of

Kelly Lajoie

GARY LANGUET

Kelly Lajoie

DEBRA LANGUET

STATE OF MAINE
KENNEBEC, ss.

April 3, 2004

Personally appeared the above named Gary Languet and Debra Languet and
acknowledged the foregoing instrument to be their free act and deed.

Before me,

Angela N. Hanson
Notary Public



ANGELA N. HANSON
Notary Public, Maine
My Commission Expires August 12, 2010

Received Kennebec SS.
04/06/2004 8:18AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHWAY
REGISTER OF DEEDS